

November 30, 2020

Mr. Alan A Fredricksen
Landuse Administrator
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

**RE: Planning and Zoning Comments #P20-30S, #P20-30
441, 445, & 447 Washington Avenue
North Haven, Connecticut
MMI #2709-19**

Dear Mr. Fredricksen:

We are in receipt of your letter dated November 9, 2020, regarding the above-referenced project. We offer the following responses to these comments.

Planning: Recommended Conditions of Approval, if granted:

- C1. Submit revised drawings which include:
- C1.a. A note indicating "P20-30S, Special Permit Application, and #P20-30, Site Plan Application".
R1.a. A note has been added to the title sheet referencing #P20-30S, Special Permit Application, and #P20-30, Site Plan Application.
 - C1.b. A separate lighting plan.
R1.b. A separate lighting plan with photometrics is being prepared by the manufacturer and will be completed as part of the final sign off of the conditions of approval.
 - C1.c. Indication that all maintained landscaped areas shall be serviced by an automatic sprinkler system.
R1.c. A note has been added to the title sheet and landscaping notes that all maintained landscaped areas shall be serviced by an automatic sprinkler system.
- C2. Any approval granted is subject to the approval of the State of Connecticut D.O.T. relative to traffic and drainage conditions.
- R2. Comment noted.**
- C3. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
- R3. Comment noted.**

C4. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.

R4. Comment noted.

C5. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.

R5. Comment noted.

C6. Submit an as-built plan prior to bond release.

R6. Comment noted.

C7. Post bond, as required.

R7. Comment noted.

Engineering Comments:

C1. This application represents an expansion on the previously approved site plan for this property, incorporating the parcel at 445 Washington Avenue. The Developers Engineer successfully applied the Engineering comments from the prior approval to this new expanded development. As such, the Engineering Department has no significant new comments on the proposed site plans submitted.

R1. Comment noted.

C2. The proposed traffic study for this development cites the 2016 Amazon Distribution Center OSTA approved traffic study as the baseline for the traffic volumes used in this study analysis. Based on field observations made since the completion of the Amazon facility, and informal discussions that the Town has had with CT DOT Traffic engineers, it is clear that the Amazon Traffic Study incorrectly estimated the peak traffic volumes, particularly for morning northbound left turn movements. The Developer's Engineer is advised to review these study inaccuracies with CT DOT, and revise their study to utilize actual, not predicted traffic volumes for the baseline condition. It is unclear what, if any, impact changes might have on the submitted traffic study.

R2. Following receipt of this comment, we had a virtual meeting with CTDOT staff. In particular, the Division of Traffic Engineering, the Bureau of Policy and Planning and the Office of State Traffic Administration. They acknowledge that the process we undertook at their direction, was correct. However, they also noted that the Amazon projections have been exceeded. They are actively reviewing the situation and are due to test a round of timing changes. Importantly, they also acknowledged that this is not an issue that should be rectified by current applicants, but an issue directly related to Amazon's over performance.

Regardless of this opinion, we offered to assist them with their evaluation. In particular, we agreed to conduct new peak hour traffic counts between the Amazon Driveway at Route 5 and Delta Toad at Route 5. Extended afternoon counts are planned to include the Amazon shift change. We will analyze each intersection relative to the impact of this development, i.e.; will operations as they stand today be worsened by this developments traffic. The raw counts will also be provided to CTDOT to assist them in evaluating the Amazon issues.

The counts will be conducted on Thursday December 3, 2020 at the direction of CTDOT. We expect to complete our supplemental analysis the following week. These updated analysis will be submitted to OSTA as part of their ongoing review of this project.

Fire Department Comments:

- C1. Two hydrants will be required on property. FD request that contractor schedule a meeting with Office of the Fire Chief to identify locations of both hydrants. Additionally, bollards will need to be installed in front of all ground floor gas meters. The FD will need to review building plans to determine compliance with fire & life safety code requirements.

- R1. A remote meeting was held with the Office of the Fire Chief. Two hydrants have been located on the property. The applicant will continue to work with the Office of the Fire Chief to accommodate all fire and life safety code requirements and bollard needs.**

Very truly yours,

MILONE & MACBROOM, INC.



Chris Hulk, PE
Lead Project Engineer, Civil

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